
ZONING ANALYSIS

Planning Commission Public Hearing

March 6, 2007

Board of Commissioners' Public Hearing

March 20, 2007

Prepared by:
**COBB COUNTY
PLANNING AND ZONING DIVISIONS**

COBB COUNTY BOARD OF COMMISSIONERS

**Sam Olens, Chairman
Helen Goreham, District 1
Joe Thompson, District 2
Tim Lee, District 3
Annette Kesting, District 4**

COUNTY MANAGER

David Hankerson

COBB COUNTY PLANNING COMMISSION

**Murray Homan, Chairman
Bob Hovey
Bob Ott
Christi Trombetti
Judy Williams**










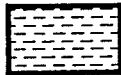

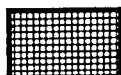
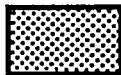
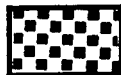












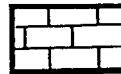


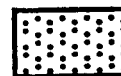





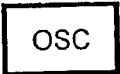


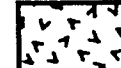
***COBB COUNTY ZONING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT***

**Robert Hosack, Director, Community Development
Mark A. Danneman, Manager, Zoning Division**

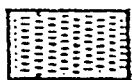
Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (b) Whether the zoning proposal will adversely affect the existing use of usability of adjacent property or nearby property;
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; and
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and
- (f) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

ZONING LEGEND

	R-80	Single Family Residential		NRC	Neighborhood Retail Commercial
	RR	Rural Residential		CRC	Community Retail Commercial
	R-40	Single Family Residential		RRC	Regional Retail Commercial
	R-30	Single Family Residential		UVC	Urban Village Commercial
	R-20	Single Family Residential		LRC	Limited Retail Commercial
	R-15	Single Family Residential		PVC	Planned Village Community
	RD	Residential Duplex		PSC	Planned Shopping Center
	RA-5	Single Family Attached/ Detached Residential		NS	Neighborhood Shopping
	PRD	Planned Residential Development		GC	General Commercial
	RM-8	Multi Family Residential		IF	Future Industrial
	FST	Fee Simple Townhouse Residential		LI	Light Industrial
	RM-12	Multi Family Residential		HI	Heavy Industrial
	MHP/S	Mobile Home Park / Subdivision		TS	Tourist Services
	MHP	Mobile Home Park		HD	Historical Districts
	OI	Office / Institutional		SC	Suburban Condominium
	OS	Office / Services		UC	Urban Condominium
	LRO	Low Rise Office		RSL	Residential Senior Living
	OMR	Office Mid-Rise		OSC	Open Space Community
	OHR	Office High Rise		CS	Conservation Subdivision
	CF	Future Commercial			

DISCONTINUED ZONING DISTRICTS



FST-8 Fee Simple Townhouse Residential



FST-10 Fee Simple Townhouse Residential



RM-10T Fee Simple Townhouse Residential



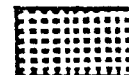
R-12 Single Family Residential



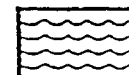
RA-4 Single Family Attached / Detached Residential



RA-6 Single Family Attached / Detached Residential



RM-16 Multi Family Residential



RMR Residential Mid-Rise



RHR Residential Hi-Rise



RDR Recreational Golf Driving Range

AGENDAS

COBB COUNTY
ZONING HEARING AGENDA
Planning Commission – March 6, 2007

NOTE: *The applicant/property owner(s), prior to hearing date, may withdraw petitions contained in this agenda; therefore, the Planning Commission will not consider those cases.*

CONTINUED CASES

- Z-94^{'06}** **B. JADOW & SONS, INC.** (Julian A. Jadow, Henry C. Jadow, and B. Jadow & Sons, Inc., owners) requesting Rezoning from **R-20, IF** and **LI** to **LI** for the purpose of Warehouse and Distribution in Land Lots 681, 682, 702, 703, 704, 775 and 776 of the 18th District. Located at the southwesterly intersection of Factory Shoals Road and Bob White Road, on the southwesterly side of Bob White Road, south of Factory Shoals Road and at the northern terminus of First Flag Drive. *(Continued by Staff from the July 6, 2006, August 1, 2006, September 6, 2006, October 3, 2006, November 7, 2006, December 5, 2006, February 6, 2007 and March 6, 2007 Planning Commission hearings; therefore will not be considered at this hearing)*
- Z-164^{'06}** **JOHNSON FERRY BAPTIST CHURCH, INC. AND WELLSTAR HEALTH SYSTEM, INC.** (Johnson Ferry Baptist Church, Inc., Ronald A. and Barbara L. Lanier, Nancy K. Lanier, Theresa T. Lee and Regina G. Terry, owners) requesting Rezoning from **R-20, TS, GC** and **HI** to **OI** and **NRC** for the purpose of Mixed Use Development in Land Lots 36 and 37 of the 20th District. Located on the east side of U.S. Highway 41, north of Awtrey Church Road and on the north side of Awtrey Church Road, east of U.S. Highway 41. *(Continued by Staff from the November 7, 2006, December 5, 2006, February 6, 2007 and March 6, 2007 Planning Commission hearings; therefore will not be considered at this hearing)*
- Z-173^{'06}** **TERESA ADAMS** (Teresa Brown Adams, Lawrence D. Humble and Susan G. Humble, owners) requesting Rezoning from **R-30** to **R-15** for the purpose of a Subdivision in Land Lots 47 and 48 of the 16th District. Located on the west side of Wigley Road, north of Jamerson Road. *(Previously continued by the Planning Commission from their December 5, 2006 and February 6, 2007 hearings)*

- Z-1** **W & H PROPERTIES, LLC** (W. Alan and Jill C. Laughridge, William Alfred Laughridge, Charles and Gayle Laughridge, Kimberly L. Seay, Billy G. Perkerson, Thomas D. Perkerson, Jr., Kelly S. Perkerson, Robert C. and Diane E. Hood, Gordon E. and Louise L. Hamby and Dora Dean Perkerson, owners) requesting Rezoning from **IF** and **R-20** to **RA-5** and **R-15** for the purpose of a Subdivision in Land Lots 1089, 1090, 1131 and 1132 of the 19th District. Located on the west side of Mosley Road, south of Clay Road and on the south side of Clay Road, west of Mosley Road. *(Continued by the Planning Commission from their February 6, 2007 hearing until their April 3, 2007 hearing; therefore will not be considered at this hearing)*
- Z-3** **NICHOLAS PERKINS** (Lucylle C. Shelton, Steven Standeven, Jack E. Parker and Sylvia Parker, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of Three Houses in Land Lot 1002 of the 19th District. Located at the northeast intersection of Wisteria Drive and Brookwood Drive. *(Previously continued by the Planning Commission from their February 6, 2007 hearing)*
- Z-13** **ANDREW MITCHELL** (Andrew Mitchell and Marketing Movers, LLC, owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of an Addition Of Property To A Previously Approved Rezoning Application in Land Lot 694 of the 17th District. Located on the west side of Maner Street, north of Cooper Lake Road. *(Previously continued by the Planning Commission from their February 6, 2007 hearing)*
- Z-15** **THE PACIFIC GROUP, INC.** (Kathryn James Kamis and the Estate of Kathryn Brook James, owners) requesting Rezoning from **R-20** to **R-15** and **RA-5** for the purpose of a Subdivision in Land Lots 471, 472, 491 and 492 of the 19th District. Located at the southeast intersection of Macland Road and Bankstone Drive. *(Continued by the Planning Commission from their February 6, 2007 hearing until their April 3, 2007 hearing; therefore will not be considered at this hearing)*

REGULAR CASES --- NEW BUSINESS

Rezoning

- Z-19** **KMERICA GROUP INTERNATIONAL** (J. W. Childers, owner) requesting Rezoning from **R-30** to **R-20** for the purpose of a Three-Lot Subdivision in Land Lot 28 of the 1st District. Located on the northwesterly side of Childers Road, north of Shallowford Road.
- Z-20** **THE SIERRA COMMERCIAL GROUP, LLC** (Larry and Christine Meers, owners) requesting Rezoning from **R-30** to **NRC** for the purpose of Retail and Office in Land Lot 671 of the 19th District. Located on the south side of Highway 278, west of Elliott Road.
- Z-21** **WW GEORGIA PROPERTIES, LLC** (William N. Willis, owner) requesting Rezoning from **R-20** to **LI** for the purpose of a Landscaping Business in Land Lot 67 of the 20th District. Located on the north side of New McEver Road, east of McEver Industrial Drive.
- Z-22** **CROWN HEIGHTS, LLC** (Susan Holland Vesmarovich as Executrix of the Estate of Barbara Ray Holland, a/k/a Mrs. Barbara R. F. Holland (Deceased) and Susan Holland Vesmarovich and Judith Holland as Co-Executrices of The Estate of Ronald J. W. Holland (Deceased), owners) requesting Rezoning from **R-20** to **RA-5** for the purpose of a Subdivision in Land Lot 212 of the 20th District. Located at the southeasterly intersection of Old Highway 41 and Oakridge Drive.
- Z-23** **CHERRY HILL INVESTMENTS, LLC** (Mary Jo Kinser and Joe W. Kinser, Jr., owners) requesting Rezoning from **R-20** to **RSL** and **OMR** for the purpose of a Hotel and Senior Living Facility in Land Lot 581 of the 16th District. Located on the north side of Roberts Trail, west of Chastain Meadows Parkway and on the eastern side of I-575, north of Barrett Parkway.

- Z-24** **PETTY DEVELOPMENT CORPORATION** (owner) requesting Rezoning from **R-20** and **MHP** to **NRC** for the purpose of Retail in Land Lot 470 of the 19th District. Located on the north side of Turner Road, north of Macland Road, on the east side of Barrett Parkway, north of Macland Road and at the southern terminus of a 50-foot access road. **WITHDRAWN WITHOUT PREJUDICE**

Land Use Permits

- LUP-2** **LINE ROYAL** (Camy R. Smith, owner) requesting a **Land Use Permit** for the purpose of Child Day Care For 30 Children Per Day in Land Lot 720 of the 17th District. Located on the northern side of Sherwood Drive, east of Powers Ferry Road (1973 Sherwood Drive).

Special Land Use Permits

- SLUP-2** **MARATHON PETROLEUM COMPANY, LLC** (owner) requesting a **Special Land Use Permit** for the purpose of Expansion of Tank Farm Facility in Land Lot 840 of the 19th District. Located on the east side of Anderson Farm Road, south of Powder Springs Road.
- SLUP-3** **GROUP EMF, INC., AGENT FOR METROPCS, GEORGIA, LLC** (The McCleskey Family Trust, Gardenside at Powers Ferry Community Association, Inc., owners) requesting a **Special Land Use Permit** for the purpose of Increasing The Existing Tower Height 10 Feet For Collocation in Land Lot 790 of the 17th District. Located on the south side of Powers Ferry Road, west of Sun Valley Drive (740 Powers Ferry Road). **WITHDRAWN WITHOUT PREJUDICE**

HELD CASES

Z-174^{'06} **GRAEAGLE DEVELOPERS, LLC** (Raymond Oliver Cobb, Jr., William Ronald Cobb, Linda Cobb Ott, James Richard Cobb, Billy Bob Nix, Ralph H. and Shirley B. Slaughter, Collis Howard Griffin, Jr., and Mary Jane Griffin, owners) requesting Rezoning from **OI** to **RSL** for the purpose of a Residential Senior Living Facility in Land Lots 148 and 149 of the 16th District. Located on the west side of Bells Ferry Road, north of Hawkins Store Road and on the west and east sides of Bralett Circle, south of Shiloh Pass. *(Previously continued by the Planning Commission from their December 5, 2006 hearing and previously held by the Planning Commission from their February 6, 2007 hearing)*

NOTE: “Pursuant to the Official Code of Cobb County, Zoning – Section 134-124(b) the Cobb County Board of Commissioners is authorized to consider and may consider all constitutionally permissible zoning classification(s), including, but not limited to, intervening classification(s) and/or the classification(s) sought by the applicant.”

COBB COUNTY
ZONING HEARING AGENDA
Board of Commissioners – March 20, 2007

NOTE: *Some of these petitions may not be heard by the Board of Commissioners. The Planning Commission may hold or continue some cases at their public hearing, and some cases may be withdrawn by the applicant/owner*

CONTINUED CASES

- Z-184'⁰⁶** **JPJ DEVELOPERS, INC.** (Estate of R. Harold Lemmond, Estate of Mary W. Lemmond and Suzanne L. and Don Wallace Brown, owners) requesting Rezoning from NS to **RM-8** for the purpose of Townhouse-Style Condominiums in Land Lots 485, 486, 516 and 517 of the 18th District. Located at the northeasterly intersection of Blairs Bridge Road and Oak Ridge Road. *(Previously continued by the Planning Commission from their December 5, 2006 hearing and previously continued by the Board of Commissioners from their February 20, 2007 hearing)*
- Z-6** **HILO ENTERPRISES, LLC** (owner) requesting Rezoning from NS to **NRC** for the purpose of Restaurant and Retail in Land Lot 637 of the 16th District. Located on the east side of Canton Road, north of Hiawasse Drive. *(Previously continued by the Board of Commissioners from their February 20, 2007 hearing)*
- Z-8** **HERITAGE HOSPICE** (W. Paul and Lee W. Strohauser, owners) requesting Rezoning from **FST-6** to **OI** for the purpose of a Hospice Facility in Land Lot 422 of the 16th District. Located on the west side of Hilltop Drive, between New Chastain Road and Suholden Circle. *(Previously continued by the Board of Commissioners from their February 20, 2007 hearing)*
- Z-18** **MADISON RETAIL, LLC** (Overton Park Land Company, LLC, owner) requesting Rezoning from **RRC** to **UVC** for the purpose of Mixed Use Development in Land Lots 1013, 1014 and 1028 of the 17th District. Located at the northeasterly intersection of Cumberland Boulevard and Interstate 75. *(Previously continued by the Board of Commissioners from their February 20, 2007 hearing)*

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HELD CASES

Z-140^{'06} **VARNER ENTERPRISES, L.L.L.P.** (Varner Enterprises, L.L.L.P., John Mason Varner, Sr., Edward M. Varner, Betty W. Waldron, Charles R. Lewis, Gregory Carl Lewis and Robert D. and Jo Ann Spratlin, owners) requesting Rezoning from **R-20** and **PSC** to **NRC** and **RSL** for the purpose of Neighborhood Retail Uses and Senior Condominiums in Land Lots 460 and 503 of the 19th District. Located at the southwest intersection of Macland Road and New Macland Road. *(Previously continued by the Planning Commission from their September 6, 2006 and October 3, 2006 hearings, previously continued by Staff from the November 7, 2006 Planning Commission hearing and previously held by the Board of Commissioners from their December 19, 2006 and February 20, 2007 hearings)*

Z-169^{'06} **STEVEN G. KOEPESELL** (Steve Koepsell and Brenda A. Woods, owners) requesting Rezoning from **NS** to **NRC** for the purpose of Retail and Day Care in Land Lot 780 of the 19th District. Located on the west side of Austell Road between Mimosa Drive and Amy Lane. *(Previously held by the Planning Commission from their November 7, 2006 hearing and previously held by the Board of Commissioners from their December 19, 2006 and February 20, 2007 hearings)*

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